

CITY OF BELMONT
PLANNING COMMISSION
SUMMARY MINUTES

TUESDAY, FEBRUARY 18, 2014 - 7:00 PM

Chair Herbach called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Herbach, d'Souza, Goldfarb, Mercer, Hold, Kim,
Commissioners Absent: Parsons, Hold

Staff Present: Community Development Director de Melo, City Attorney Rennie, Planner Gill,
Recording Secretary Turning

2. AGENDA AMENDMENTS – None

3. COMMUNITY FORUM (Public Comments)

Birgit and Charles Merian requested that a Resolution of Denial Regarding a Conditional Use Permit and Design Review Application for the AT&T Wireless Communications Facility adjacent to 1999 Notre Dame Avenue return to the Planning Commission.

Chair Herbach requested staff to return with a Resolution for Denial at the next Planning Commission Meeting.

4. CONSENT CALENDAR

Consent Calendar items are considered to be routine and will be enacted by one motion. There will be no separate discussion on these items unless members of the Commission, staff or public request specific items to be removed for separate action.

4A. Minutes of December 17, 2013

Chair Herbach moved the December 17, 2013 minutes to the March 4, 2014 Planning Commission Meeting due to a lack of a quorum.

4B. Minutes of January 21, 2014

MOTION: By Commissioner d'Souza seconded by Commissioner Mercer to approve the Minutes of 1/21/14 with the added changes.

Ayes: d'Souza, Mercer, Kim, Herbach, Goldfarb

Noes: None

Absent: Hold, Parsons

Motion passed: 5/0/2

4C. Minutes of February 4, 2014

MOTION: By Commissioner d'Souza seconded by Commissioner Mercer to approve the Minutes of 2/4/14 with the added changes.

Ayes: d'Souza, Mercer, Kim, Herbach

Noes: None

Abstain: Goldfarb

Absent: Hold, Parsons

Motion passed: 4/01/1

5A. PUBLIC HEARING – 2609 Monte Cresta Drive

To consider a Single Family Design Review to construct a new 2,856 square foot single-family residence for the site (2,862 sq. ft. maximum building size permitted).

(Appl. No. PA2012-0020)

APN: 043-313-220; Zoned: R-1B – Single Family Residential

CEQA Status: Categorically Exempt, Section 15303, Class 3(a)

Applicant/Owner: San Juan Belmont Properties LLC

Project Planner: Rob Gill (650) 598-4204

Associate Planner Gill summarized the Staff Report answering questions of the Commission.

Project Architect Shair and Engineer Borhes responded to questions from the Commission.

Chair Herbach opened the Public Hearing. Five residents spoke on the project.

MOTION: by Commissioner Mercer, seconded by Commissioner Kim to close the Public Hearing.

Motion Passed 5/0/2 by show of hands.

Chair Herbach confirmed that no one on the Commission had any ex parte communication with anyone involved with this project.

Discussion ensued.

MOTION: By Commissioner Mercer, seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission Recommending City Council Approval of a Permanent Encroachment Permit of Retaining Walls and Hand-Railings within the Public Right-of-way for 2609 Monte Cresta Drive (APN: 043-313-220)

Ayes: Mercer, Goldfarb, Kim, d'Souza, Herbach

Noes: None

Absent: Hold Parsons

Motion passed: 5/0/2

MOTION: By Commissioner Mercer, seconded by Commissioner d'Souza to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at 2609 Monte Cresta Drive (Appl. No. 2012-0020) with attached conditions and with the added conditions: *construction staging plan be amended to prohibit on street parking of employee and construction vehicles; neighbors within 300ft receive a schedule notification of off hauling dates; sump pump be relocated to the rear of the home; hedge screening be added to the rear of the home below the deck; applicant to work with staff to find a location for a trash enclosure - not to be located in the front yard.*

Ayes: Mercer, d'Souza, Goldfarb, Kim, Herbach

Noes: None

Absent: Hold Parsons

Motion passed: 5/0/2

Chair Herbach noted this item can be appealed within 10 days.

5B. PUBLIC HEARING – 2611 Monte Cresta Drive

To consider a Single Family Design Review to construct a new 2,832 square foot single-family residence for the site (2,875 sq. ft. maximum building size permitted).

The project would also include a front yard setback Variance to allow a residential driveway bridge. (Appl. No. PA2012-0019)

APN: 043-313-090; Zoned: R-1B – Single Family Residential

CEQA Status: Categorically Exempt, Section 15303, Class 3(a)

Applicant/Owner: San Juan Belmont Properties LLC

Project Planner: Rob Gill (650) 598-4204

Associate Planner Gill summarized the Staff Report answering questions of the Commission.

The project Architect responded to questions from the Commission.

Chair Herbach opened the Public Hearing. One written request noted support of the project.

MOTION: by Commissioner Mercer seconded by Commissioner d'Souza to close the Public Hearing.

Motion Passed 5/0/2 by show of hands.

Chair Herbach confirmed that no one on the Commission had any ex parte communication with anyone involved with this project.

Discussion ensued.

MOTION: By Commissioner Kim, seconded by Commissioner Mercer to move the Resolution of the Planning Commission Recommending City Council Approval of a Permanent Encroachment Permit for Retaining Walls, a Driveway Bridge and Hand-Railings within the Public Right-Of-Way for 2611 Monte Cresta Drive (APN: 043-313-220) with attached conditions and with the additional condition; *lattice treatment and retaining walls are compatible with the site.*

Ayes: Kim, Mercer, d'Souza, Goldfarb, Herbach

Noes: None

Absent: Hold, Parsons

Motion passed: 5/0/2

Chair Herbach noted this item can be appealed within 10 days.

MOTION: By Commissioner Kim, seconded by Commissioner d'Souza to move the Resolution of the Planning Commission of the City of Belmont Approving a Variance and Single Family Design Review at 2611 Monte Cresta Drive (Appl. No. 2012-0019) with attached conditions and with the added conditions: *construction staging plan be amended to prohibit on street parking of employee and construction vehicles; neighbors within 300ft receive a schedule notification of on and off hauling dates; sump pump be relocated to the rear of the home; hedge screening be added to the rear of the home below the deck; applicant to work with staff to find a location for a trash enclosure - not to be located in the front yard.*

Ayes: Kim, d'Souza, Mercer, Goldfarb, Herbach

Noes: None

Absent: Hold, Parsons

Motion passed: 5/0/2

Meeting break: 8:50 pm

Meeting resumed: 8:55 pm

6. REPORTS, STUDIES AND UPDATES:

6A. Caltrain Modernization Program/High Speed Rail – No Report

6B. Ralston/US-101 Landscape Project – Staff will consult with Public Works and return with an update on the project.

7. City Council Meeting of Tuesday, February 25, 2014 – 7:30 PM

Liaison: Commissioner Goldfarb

Alternate Liaison: Commissioner Kim

Meeting Adjourned: 9:05 pm

8. ADJOURNMENT:

Adjournment To: Tuesday, March 4, 2014 - 7:00 PM for a Planning Commission Meeting at Belmont City Hall.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.